

## WINTER THOUGHTS FROM THE PRESIDENT

As I sit here writing, the wind is blowing the trees and the rain sideways ~~ it is winter at the beach! I hope that your December holidays were filled with family, friends, good health and happy plans for 2018.

Your Board and Association Committees have full schedules for the first quarter of 2018. The Roads and Grounds Committee is negotiating with the paving company to complete the paving that was begun last summer; overseeing the removal and trimming of trees in the Right of Ways to keep you safe as you walk and drive our roads; and overseeing plans to keep Surf Pines safe and functional during the winter. They have supported Kate Besse as she tackled the sand burrs on Path Five. And, they are making initial plans for the next project.

Your Community Relations Committee staged a terrific October Fest with great food, pictures and opportunity for visiting with neighbors. The feast was fabulous!

Your Board continues the work on the **Reserve Study** and **Declaration of Covenants, Conditions and Restrictions**. What is a Reserve Study and Reserve Account? Our Association has not had a specific bank account with money held in reserve for repair and replacement of Association properties. The State of Oregon requires a Reserve Account and we hired a company to help us establish the cost of replacement of all items of common property which will normally require replacement, in whole or in part, in more than three and less than 30 years, for exterior painting if the common property includes exterior painted surfaces, and other items if the association has responsibility to maintain the items required by the declaration or bylaws. In our case this will include the roads, trails, Meeting house, Security house, gates, pumps, and possibly the Manion property. The reserve account is maintained at a level adequate to cover the replacement and repair costs so that you, the residents, do not have to worry about unexpected large assessments. What is a Declaration of Covenants, Conditions and Restrictions? It is the legal term for establishing common rights and responsibilities for all homeowners. You might have heard them referred to as CC&Rs. We sent you a letter earlier in December with information and will continually update and involve you in the process as we complete the document. We look forward to your ideas and participation as we complete the first draft in the spring.

I hope to work with you on Surf Pine issues ~~ maybe a Sand Burr Saturday in the park. Or planning for a great speaker. Or sharing coffee or tea to hear your ideas for our Association.

Susan Holloway

## **SOLVE BEACH CLEAN-UP**

**Save the date: Saturday, March 24th, 2018**  
**SOLVE Beach Clean-Up**

**All Hands On Deck!** SOLVE bags, gloves and waivers will be stationed at all of the 6 beach paths on the day of the event. A little bit of help goes a long way. Thank you for your support!

If you have any questions, please contact:  
Kate Besse, Sunset Beach Captain, (503) 701-8056, and Surf Pines Resident.

### **HAPPY NEW YEAR!!! from the Community Relations Committee**

Your Community Relations Committee would like to extend our Best Wishes for a Happy and Prosperous 2018.

This last year was fun and educational. We started off with our own Kate Besse speaking about her life adventures, including her swimming the English Channel. Thanks to our President Susan Holloway for the loan of her home for our speaker. Our annual Garage Sale was another success. We had 29 homes participating and I heard everyone had a fun time. The next day was our 4th of July Picnic. I believe we had over 100 in attendance. Everyone loves our picnic. If you missed last year's then you have 6 months to plan for our next one. Our final event was our Harvest Potluck held at Camp Kiwanilong on Nov. 4th. We had wonderful Brauts, side dishes and desserts. Thanks to Janet Todd for leading the kids in the Chicken Dance. We look forward to doing this again in this new year so keep a look out for upcoming dates.

Our committee is always looking for new ideas for speakers or activities you might be interested in attending. Please contact anyone on the committee or the board with your suggestions. Thanks.

We would like to thank and acknowledge our committee for all their planning and hard work. Our committee members are: Nancy Kruger, Bonnie Rogie, Robin Rhodes, Clare Puetz, Katie Weber, Bonny Groshong, Norma Kever, Kathy Arndt and Tricia Gates. And we can't forget our spouses for packing our supplies and helping where needed.

Watch newsletters and emails for upcoming events in this New Year. Looking forward to seeing you throughout the year.